

IN RE: PETITION FOR ZONING VARIANCE  
307.4' W of c/l of Hunting  
Tweed Road  
5 Houndstooth Court  
4th Election District  
3rd Councilmanic District  
E. James Davison, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-431-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 to allow a 38 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner, E. James Davison, appeared and testified. Appearing on behalf of the Petition was William W. Keeney, Architect. There were no Protestants.

Testimony indicated that the subject property, known as 5 Houndstooth Court consists of 2.926 acres +/-, zoned R.C.5 and is currently improved with an existing two story single family dwelling and attached garage.

The Petitioner testified that he is desirous of constructing a one story addition onto the rear portion of his home to accommodate his extensive collection of stuffed trophy animals.

Mr. William Keeney, Architect, testified that the trophy room will consist of approximately 18,000 sq. ft. with a breakfast room above the trophy room.

Testimony also indicated that the Petitioner owns the adjacent lot, as indicated on Petitioner's Exhibit No.1.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9<sup>th</sup> day of May 1990 that the Petition for a Zoning Variance to allow a 38 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not allow or cause the subject addition to be converted to a second dwelling unit and/or apartment. The addition

shall contain no sleeping quarters or bathroom facilities.

3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/mm

cc: Peoples Counsel

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-431-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3. To allow a 38 foot setback in lieu of the required 50 feet from a lot line other than street side in an R.C.-5 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)  
Practical difficulty: Addition shall house a large trophy collection involving a Northern exposure, not southern, also the family and living rooms of floor plan are on the other sides limiting the addition in those directions.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
Peggy Davison  
Peggy Davison  
E. James Davison  
5 Houndstooth Ct. 356-0044  
Owings Mills, Md. 21117  
William W. Keeney, Architect  
227 Main St. Baltimore 833-8663

ORDERED By The Zoning Commissioner of Baltimore County, this 28<sup>th</sup> day of March 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22<sup>nd</sup> day of May 1990 at 2:00 clock P.M.  
J. Robert Haines  
Zoning Commissioner of Baltimore County.

DAVISON Property  
5 Houndstooth Ct. Owings Mills, Maryland 21117  
E. James and Peggy.

BEING HEREIN AND DESIGNATED as Lot No. 107, as shown on the plat entitled "Plat Two, Section Two, Valley Hills," which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 39, folio 88, the improvements thereon being known as No. 5 Houndstooth Court.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th  
Date of Posting: 4-10-90  
Posted for: W. James  
Petitioner: E. James Davison et ux  
Location of property: 307.4' W. of c/l of Hunting Tweed Road  
(5 Houndstooth Court)  
Location of Sign: Slant front of 5 Houndstooth Court  
Remarks: A.G. Justice  
Posted by: A.G. Justice  
Number of Signs: 1  
Date of return: 4-19-90

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE: APR 18 1990

Mr. & Mrs. E. James Davison  
5 Houndstooth Court  
Owings Mills, Maryland 21117

Re: Petition for Zoning Variance  
CASE NUMBER: 90-431-A  
307.4' W of c/l of Hunting Tweed Road  
5 Houndstooth Court  
4th Election District - 3rd Councilmanic  
Petitioner(s): E. James Davison, et ux  
HEARING: WEDNESDAY, MAY 2, 1990 at 2:00 p.m.

Dear Mr. & Mrs. Davison:

Please be advised that \$105.46 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

cc: File  
JRH:ga

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R-001-6150  
Number: 1582  
Date: 3/05/90  
PUBLIC HEARING FEES  
QTY: 1  
PRICE: \$105.46  
010 - ZONING VARIANCE (1RL)  
TOTAL: \$105.46  
LAST NAME OF OWNER: WM. W. KEENEY  
B 152 \*\*\*\*\*359018 30565  
Please make checks payable to: Baltimore County

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R-001-6150  
Number: 2347  
90-431  
M9000764  
Date: 5/02/90  
PUBLIC HEARING FEES  
QTY: 1  
PRICE: \$105.46  
080 - POSTING SIGNS / ADVERTISING  
TOTAL: \$105.46  
LAST NAME OF OWNER: WM. W. KEENEY  
B 104 \*\*\*\*\*10546: a 5028F  
Please make checks payable to: Baltimore County



# CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 5, 1990.

THE JEFFERSONIAN,

S. Zeke Olson  
Publisher

## NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:

Case number: 90-431-A  
Site: 1/4 of 1/4 of Hunting Tweed Road  
Tweed Road  
4th Election District  
3rd Councilmanic District

Petitioner(s): E. James Davison, et ux  
Hearing Date: Wednesday, May 2, 1990 at 2:00 p.m.

Variance: To allow a 36 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
CMTJAN010 Apr 5

# CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 5, 1990.

OWINGS MILLS TIMES,

S. Zeke Olson  
Publisher

## NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:

Case number: 90-431-A  
Site: 1/4 of 1/4 of Hunting Tweed Road  
Tweed Road  
4th Election District  
3rd Councilmanic District

Petitioner(s): E. James Davison, et ux  
Hearing Date: Wednesday, May 2, 1990 at 2:00 p.m.

Variance: To allow a 36 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
CMTJAN010 Apr 5

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

March 23, 1990

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-431-A  
307.4' W of c/l of Hunting Tweed Road  
5 Houndstooth Court  
4th Election District - 3rd Councilmanic  
Petitioner(s): E. James Davison, et ux  
HEARING: WEDNESDAY, MAY 2, 1990 at 2:00 p.m.

Variance: To allow a 36 ft. setback in lieu of the required 50 ft. from a lot line other than street side in an R.C.5 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. Davison

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

May 8, 1990

Mr. and Mrs. E. James Davison  
5 Houndstooth Court  
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance  
Case No. 90-431-A

Dear Mr. and Mrs. Davison:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
J. Robert Haines  
Zoning Commissioner

JRH:mmm  
att.  
cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 24, 1990

Mr. & Mrs. E. James Davison  
5 Houndstooth Court  
Owings Mills, MD 21117

RE: Item No. 295, Case No. 90-431-A  
Petitioner: E. James Davison, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Davison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:W

Enclosures

cc: Mr. William W. Keeney  
227 Main Street  
Reisterstown, MD 21228

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: March 15, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Donald M. Miller, Item No. 296  
Peggy Davison, Item No. 295  
Emma Lou Tannenbaum, Item No. 305  
Melvin Lee Bixler, Item No. 306  
William L. Goodman, Item No. 266  
Mark Allen Bowling, Item No. 263  
Frederick P. Gick, III, Item No. 262

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

March 23, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, and 306.

Very truly yours,  
Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lw

RECEIVED  
MAR 27 1990  
ZONING OFFICE

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500  
Paul H. Reinecke  
Chief

March 21, 1990

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: E. JAMES DAVISON

Location: 307.4' OF CENTERLINE HUNTING TWEED ROAD  
Item No.: 295 Zoning Agenda: MARCH 27, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Pat Keller 3-22-90 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this 28th day of March, 1990.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: E. James Davison, et ux  
Petitioner's Attorney:



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 3, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for March 27, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 295, 296, 298, 299, 301, 303, 304, 305 and 306.

For Item 293, a County Review Group Meeting may be required.

For Item 294, the previous County Review Group comments apply and a Public Works Agreement may be required.

For Item 297, a County Review Group Meeting and Public Works Agreement may be required.

For Item 302, the previous County Review Group comments apply.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

295  
90-431-A  
October 27, 1982

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #40, Zoning Advisory Committee Meeting of August 31, 1982, are as follows:

Property Owner: Ashley Group Ltd.  
Location: W/S Houndstooth Court 480.24' W. of Hunting Tweed Drive  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit a sideyard setback of 38' in lieu of the required 50'.  
Acres: 2.926  
District: 4th

The dwelling, when completed, will be served by a drilled well and septic system.

The addition will not interfere with the location of the well or septic system.

Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

Very truly yours,  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WJF/als/JRP

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 19, 1982

Mr. Neil Tabor, President  
Ashley Group Ltd.  
3639 A Old Court Road, Suite 6  
Baltimore, Maryland 21208

Dear Mr. Tabor:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

RE: Petition for Variance  
W/S of Houndstooth Court, approx-  
imately 302.40' W of Hunting Tweed  
Drive - 4th Election District  
Ashley Group Ltd. - Petitioner  
NO. 83-114-A (Item No. 40)

February 5, 1990

Mr. Robert J. Haines  
Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, MD 21204

Re: Petition for Variance  
5 Houndstooth Court

Dear Mr. Haines,

The Owners of the above referenced property, Mr. and Mrs. James Davison, request the continuation of a variance to permit a side yard setback of 38 ft. in lieu of the required 50 ft.

As shown on the enclosed site plan, the Owner and I have designed a structure meeting his required needs for a larger residence. This new addition has been placed on the site so as not to conflict or impede any existing conditions, such as septic system and well locations.

In October, 1982, the Zoning Commissioner, Bill Hammond, granted the above referenced setback so noted as 83-114-A.

The following is pertinent information regarding the referenced lot:

Property Owner: Mr. and Mrs. James Davison  
Location: W/S Houndstooth Court 480.24' W. of Hunting Tweed Drive  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit a sideyard setback of 38' in lieu of the required 50'.  
Acres: 2.926  
District: 4th

William W. Keeney Architect, Inc.  
Petition for Variance  
5 Houndstooth Court  
February 5, 1990

I thank you and your office for our continued working relationship. If there are any questions, please contact me.

Sincerely,

WILLIAM W. KEENEY ARCHITECT, INC.

William W. Keeney, President

WKK/ki

Enclosure: Site Plan

Owners of the above referenced property:

Mr. James Davison

2/6/90

Date

Mrs. Peggy Davison

2/6/90

Date

PETITIONER'S  
EXHIBIT 1

PRINTED

MAR 05 90

WILLIAM W. KEENEY  
ARCHITECT, INC.

DAVISON ADDITION

N. S. HOUNDSTOOTH COURT  
LOT 107 - PLAT TWO, SECT TWO  
VALLEY HILLS  
BALTIMORE, MD  
4TH ELECTION DISTRICT, BALTIMORE, CO. NO.  
SCALE 1" = 50'

W. W. KEENEY ARCHITECT

833-8663

NEW ADDITION PER SITE PLAN  
PER FOUNDATION NO. BASEMENT REQUIRED  
NO GRADING OF LOT REQUIRED EXISTING NATURAL GRADE SHALL BE HELD.

OWNER DOES NOT WANT EXIST. LAWN CUT UP  
WITH EQUIPMENT PER FOOTING. EARTH REMOVED BY HAND.

NOTES:  
PRESENT ZONING: R.C. 5  
PRIVATE WATER (WELL)  
PETITION FOR VARIANCE FOR CHANGE TO 38' SIDEYARD  
GRANTED NOV. 19, 1982 TO PERMIT A SIDEYARD  
SETBACK OF 38' IN LIEU OF THE REQUIRED 50'.  
NO. 83-114-A (ITEM NO. 40)

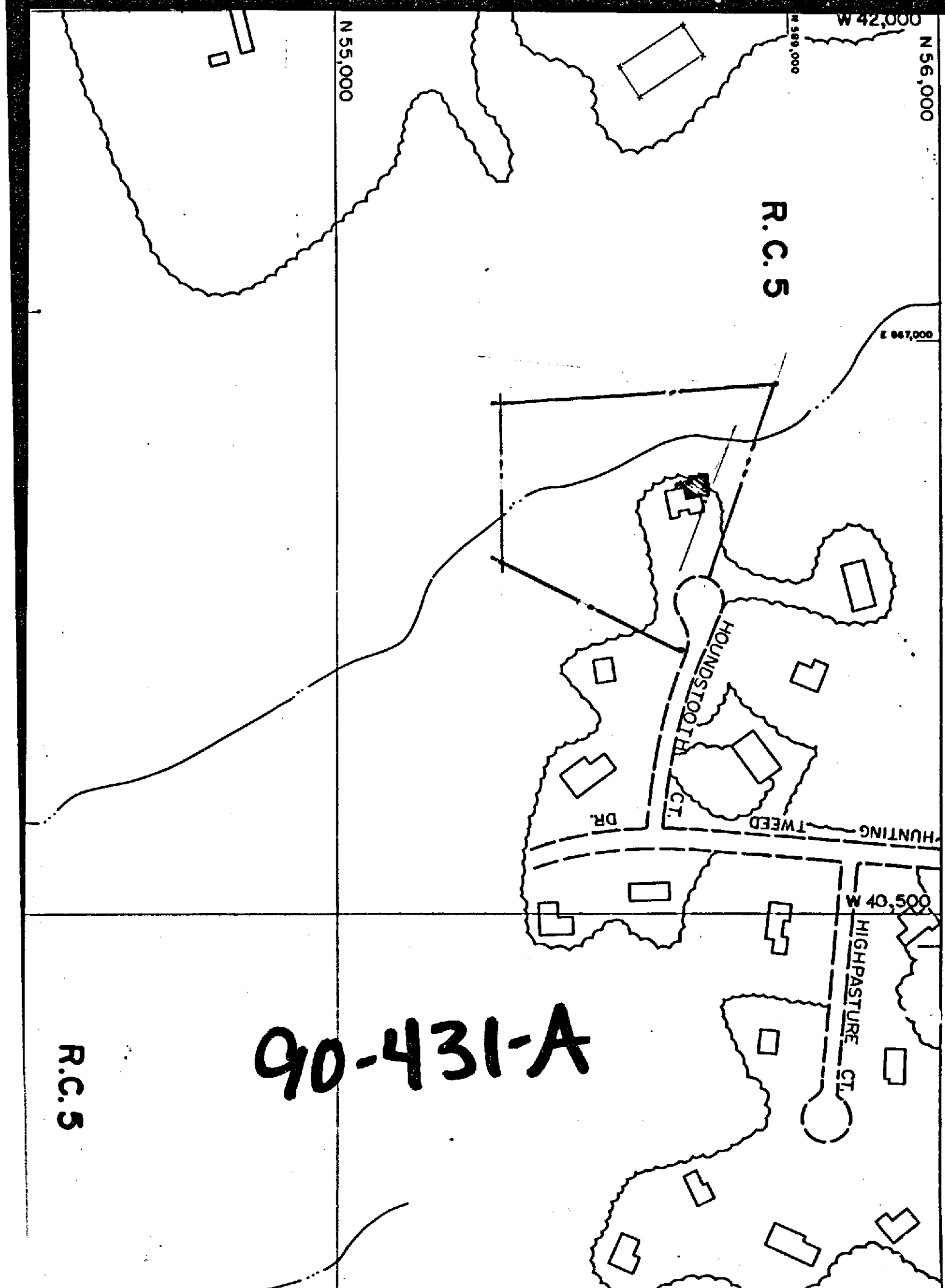
OWNER: JAMES & PEGGY DAVISON  
BY: 11-00-0291658-10

(W/S OF HOUNDSTOOTH COURT, APPROX. 302.40' W. OF HUNTING TWEED)

90-431-A

295

295



90-431-A

295